



Overdale Close,  
Long Eaton, Nottingham  
NG10 3JJ

**O/I/R £185,000 Freehold**



A TWO BEDROOM SEMI DETACHED BUNGALOW WITH A CONSERVATORY AND LOCATED AT THE END OF A CUL-DE-SAC-ON THE POPULAR DALES ESTATE

This is a great opportunity to purchase a semi detached bungalow located at the end of a cul de sac on Overdale Close. The accommodation comprises of an entrance hallway which is accessed by the side elevation. The lounge diner is a good size and is light and airy and is open to the kitchen which has been recently modernised. There are two bedrooms, one provides access to the conservatory which overlooks the rear garden. The bathroom has been converted to a useful wet room.

To the front, there is a driveway which provides off road parking for one vehicle. The garden to the front is low maintenance, there is a timber gate providing access to the rear. The covered store area has electric and has been used to park and charge a mobility scooter. The private rear garden is well presented with mature borders.

This property is offered chain-free, making it an excellent opportunity for those looking to move in without delay. With its appealing features and prime location, this bungalow is a must-see for anyone seeking a comfortable and inviting home in Long Eaton

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there is a Co-op convenience store and a further convenience store on College Street, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Please contact Robert Ellis to arrange your viewing.



## Storm Porch

With UPVC door with double glazed panels leading to:

## Entrance Hall

Airing/storage cupboard housing the hot water tank, storage cupboard with shelves, obscure glazed internal door leading to:

## Lounge/Diner

16'0" x 10'6" approx (4.89m x 3.21m approx)

UPVC double glazed window to the front, coving, picture rail and wall mounted electric storage heater, ornate fireplace with timber surround, tiled inset and hearth, open to the kitchen and door to:

## Kitchen

8'2" x 5'10" approx (2.51m x 1.78m approx)

UPVC double glazed box bay window to the front, modern fitted white high gloss wall, base and drawer units with work surfaces over and matching upstand, tiled splashback, inset stainless steel sink and drainer with chrome mixer tap, space for an undercounter fridge and freezer, plumbing and space for a washing machine, fuse box housed in a matching cupboard.

## Lobby

With doors to:

## Bedroom 1

13'1" x 7'5" approx (4.01m x 2.28m approx)

UPVC double glazed window overlooking the conservatory, fitted wardrobes with shelving and hanging space and a wall mounted electric storage heater.

## Bedroom 2

9'6" x 8'11" approx (2.9m x 2.72m approx)

UPVC double glazed French doors to the conservatory and a wall mounted electric storage heater.

## Conservatory

13'1" x 9'0" approx (3.99m x 2.75m approx)

UPVC double glazed construction with a brick wall, polycarbonate roof, tiled floor, electric underfloor heating and UPVC double glazed French doors to the rear.

## Wet Room

6'2" x 5'8" approx (1.9m x 1.74m approx)

Obscure UPVC double glazed window to the side, wall mounted wash hand basin, Mira electric shower, low flush w.c., tiled splashbacks, loft access hatch and wall mounted electric storage heater.

## Outside

There is off road parking to the front, low maintenance garden with slabbed paving, well established borders and a wooden gate giving access to the rear.

The rear garden has been designed for low maintenance and has a paved patio area, artificial lawn, mature borders with a mix of trees, bushes and shrubs, covered store area with a sliding door and power point and then leading onto a further gate. Fencing to the boundaries.

## Garden Room

Single glazed timber garden room.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road and third right into Overdale Close, follow the road around to the left and the property can be found at the head of the cul-de-sac.

8717AMMH

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric heating but there is a gas supply

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 25mbps Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS

GROUND FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 78        |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 46      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.